

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

20 April 2010

SUPPLEMENTARY INFORMATION

Item:01 JLT House, Brook Street, Radcliffe M26 2PQ Application No. 52136
Outline planning application for the erection of 20 no. two/three-storey houses in four blocks and a four-storey block of 10 no. apartments

Ecology - There is a possibility that the site may have ecological benefit for otters that have been seen within the River Corridor. As such, it is suggested that a planning condition be imposed requiring further investigation and mitigation if evidence is found.

20. No development shall commence unless and until a survey for otters has been conducted and a report submitted and approved in writing by the Local Planning Authority, demonstrating any evidence found of such species using the site. Where evidence of otters using the site is found, mitigation measures shall be formulated into the report and the approved measures shall be incorporated into the site incorporating all measures of the nature of mitigation and timing of implementation.
Reason - To scope presence of otters that may have or be using the site pursuant to PPS9 - Biodiversity and Geological Conservation.

Item:02 Black Moss Farm, Bolton Road, Radcliffe, Manchester, M26 3QG
Application No. 52224
Demolition of storage/workshop buildings; Erection of block of 7 terraced houses and associated parking area

Publicity

A third petition containing 6 signatures has been received, objecting to the proposal. 9 objection letters have been received from the occupiers of 2 Black Moss Court; 387, 435 Bolton Road; 5 Great Hall Close; 8 Ladythorn Drive; 4 Near Hey Close; 21, 23 Stopes Road; 5 William Street, which have raised the following issues:

- No need for the proposed housing, which would spoil the views.
- Impact on highway issues and access.
- The area already suffers from road traffic accidents
- Where would the bins be collected from?
- Proposed development would block views from nearby houses.
- There are bats present in the locality.
- Impact on residents during construction.
- Proposed development would cause light and noise pollution.
- Scale and height of the proposed development is unacceptable.
- The proposed dwellings will be taller than the existing buildings.
- No need for more terraced houses.

The objectors have been notified of the Planning Control Committee.

All of the issues raised have been addressed in the main report.

Item:03 Park Farm, 206 Manchester Road, Ramsbottom, Bury, BL9 5NP
Application No. 52226
Retrospective application for the retention of hardstanding to the rear of Park Farm Garden centre / cafe

Nothing further to report.

- Item:04** Land At Outwood Park, Off Outwood Road, Radcliffe, Bury Application No. 52240
Variation of Condition 10 of planning permission 50535 to be amended to: The infilling works shall be completed within a period of 12 months from 24/08/2009.
- Nothing further to report.
- Item:05** 34 Market Street, Bury, BL9 0AJ Application No. 52245
Change of use of first floor of No 34 from retail (Class A1) to restaurant/cafe (Class A3) incorporating existing restaurant/cafe at no. 36
- Nothing further to report.
- Item:06** Elton Garage, Bolton Road, Bury BL8 2NP Application No. 52324
3 x Internally illuminated fascia signs; 1 x Non illuminated fascia sign; 1 x Non illuminated double sided 2 metre free standing sign; 1 x Non illuminated replacement message plank; 1 x Non illuminated 2 metre wall mounted sign; 1 x Internally illuminated 4 metre pylon
- Amended plan attached showing pylon sign at 4m in height.
- Item:07** 109 Rochdale Road, Bury, BL9 7BA Application No. 52343
Change of use from retail (Class A1) to hot food takeaway (Class A5); Installation of ventilation flue at rear; New doorway to side (to provide access to first floor flat)
- Consultation response from the Traffic Section - no objections.

